

RESOLUTION NO. 11-14

A RESOLUTION AUTHORIZING THE MAYOR TO TRANSFER TO OHIO ROCK LLC, OR ITS DESIGNEE, AT A TOTAL COST OF \$125,000.00, THE PROPERTY HELD BY THE CITY AS PART OF ITS LAND REUTILIZATION PROGRAM AND LOCATED AT 1705 NOBLE ROAD, EAST CLEVELAND, OHIO 44112 (PERMANENT PARCEL NO. 673-01-011), AND DECLARING AN EMERGENCY FOR THE PUBLIC HEALTH, SAFETY AND WELFARE.

Requested By: Director of Community Development

Sponsored By: Councilman Mansell Baker

Received from the Law Department on January 24, 2014 and referred to Committee

Taken out of Committee on 3/3/14 and placed on the 3/4/14 Regular Council Meeting Agenda

Passed Unanimously on March 4, 2014

WHEREAS, the City of East Cleveland has elected to adopt and implement the procedures under Chapter 5722 of the Ohio Revised Code to facilitate reutilization of nonproductive lands situated within the City of East Cleveland; and

WHEREAS, lands acquired under the City's Land Reutilization Program are acquired, held, administered and disposed of by the City of East Cleveland through its Department of Community Development under the terms of Chapter 5722 of the Ohio Revised Code; and

WHEREAS, Ohio Rock, LLC is an Ohio limited liability company with its principal place of business located at 33 South James Road, 3rd Floor, Columbus, OH 43213 ("Purchaser"); and

WHEREAS, Purchaser desires to purchase and improve the nonproductive property located at 1705 Noble Road, East Cleveland, OH 44112 (Permanent Parcel No. 673-01-011) (the "Property"), by demolishing the dilapidated structures, remediating environmental matters to the extent required by law, and preparing the property for development; and

WHEREAS, in addition to converting an unsightly, blighted property that poses a public nuisance as well as a potential safety hazard to the community, Purchaser's activities will create jobs for local laborers who will assist Purchaser in its activities; and

WHEREAS, this legislation is deemed to be an emergency to allow the City to benefit from the influx of funds as a result of the sale as well as to allow Purchaser to immediately move forward with implementation to abate the current nuisance, promote safety in the community and provide employment to local citizens.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of East Cleveland, County of Cuyahoga and State of Ohio, at least four-fifths (4/5) of all members therein concurring:

SECTION 1. That the Mayor is hereby authorized and directed to execute a quit-claim deed from the City of East Cleveland to Ohio Rock, LLC, an Ohio limited liability company, or its designee, for the property located at 1705 Noble Road, East Cleveland, Ohio 44112 (Permanent Parcel No. 673-01-011), as described in the records of the Cuyahoga County Recorder.

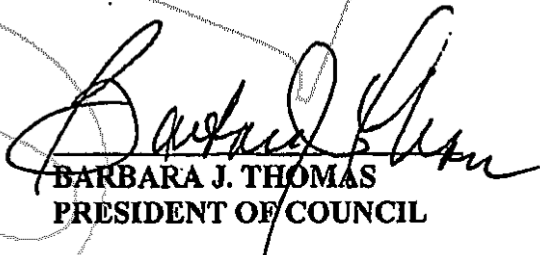
SECTION 2. That the consideration for the subject property is One Hundred Twenty-Five Thousand and 00/100 Dollars (\$125,000.00). The Mayor is hereby authorized to transfer such property taking into account such terms and conditions, restrictions and covenants as are deemed necessary or appropriate.

SECTION 3. That the conveyance authorized hereby shall be prepared by the Director of Law and shall contain such provisions as may be necessary to protect and benefit the public interest.

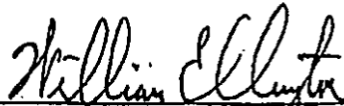
SECTION 4. That it is found and determined that all formal actions of this Council concerning and relating to the passage of this Resolution were adopted in an open meeting of this Council, and that all such deliberations of this Council and of any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements.

SECTION 5. This Resolution is hereby declared to be an emergency measure immediately necessary for the public health, welfare and safety, to allow the City to benefit from the influx of funds as a result of the sale as well as to abate the current nuisance, promote safety in the community and provide employment to local citizens as expeditiously as possible. Provided it receives the affirmative vote of four-fifths (4/5) of all the members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise it shall take effect and be in force from and after the earliest period allowed by law.

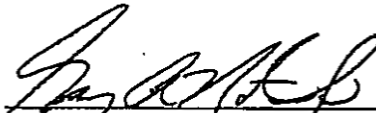
PASSED:


BARBARA J. THOMAS
PRESIDENT OF COUNCIL

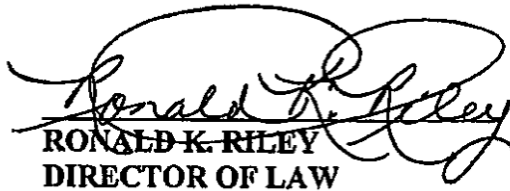
ATTEST:


WILLIAM ELLINGTON
CLERK OF COUNCIL

APPROVED:


GARY A. NORTON, JR.
MAYOR

APPROVED AS TO FORM:


RONALD K. RILEY
DIRECTOR OF LAW

VETO: YES _____ NO X

Councilor Barbara J. Thomas
Councilor Nathaniel Martin
Councilor Mansell Baker
Councilor Thomas J. Wheeler
Councilor Brandon L. King

<u>Yea</u>	<u>Nay</u>
<u>X</u>	_____
<u>X</u>	_____
<u>X</u>	_____
<u>X</u>	_____
<u>X</u>	_____